



The Haven, Brighton Road, Lancing, BN15 8EU
Guide Price £270,000

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The Property & Area

Nestled along the picturesque Brighton Road in Lancing, this good sized two-bedroom first-floor flat presents a unique opportunity to acquire a residence within an attractive Art Deco style block. Boasting an enviable position, the property offers direct access to the stunning coastal path and beach, making it an ideal apartment for those who appreciate seaside living.

Upon entering, you are greeted by a spacious and inviting interior, though it is important to note that the flat is in need of modernisation throughout. This presents a fantastic blank canvas for prospective buyers to add their personal style and create a contemporary home tailored to their specifications and style. The property features two generously sized double bedrooms, providing ample space for relaxation and comfort. These rooms offer versatility, perfect for a small family, a couple, or as a guest room and home office setup.

The heart of this home is undoubtedly the large lounge diner, a bright and airy space perfect for both everyday living and entertaining. A standout feature of this room is its direct access to a south-facing balcony, which has fantastic direct sea views. Imagine enjoying your morning coffee or an evening drink whilst watching the waves and soaking in the coastal atmosphere.

In addition to the main bathroom, the property benefits from an additional shower room, a practical inclusion that enhances convenience for residents and guests alike. This thoughtful layout ensures comfort and functionality, particularly during busy mornings.

Parking is often a premium in coastal locations, but this flat addresses this with communal parking available, complemented by the significant advantage of a private garage located within the compound to the rear of the building. This secure garage offers valuable storage space or protected parking for a vehicle.

One of the most compelling aspects of this flat is its unparalleled access to the outdoors. With direct access to the coastal path and beach from the rear of the building, residents can enjoy leisurely strolls, invigorating runs, or simply relax by the sea. The location is further enhanced by its proximity to local amenities, including the vibrant Beach Green and the popular Perch Restaurant, offering excellent dining and recreational opportunities. For commuters, Lancing Mainline Railway Station is conveniently located under a mile away, providing easy access to Brighton, London, and beyond.

Adding to its attractiveness, the property comes with a newly extended lease, offering peace of mind and a secure long-term investment. Furthermore, the absence of an onward chain simplifies the purchasing process, allowing for a smoother and potentially quicker transaction. This two-bedroom flat represents an exceptional opportunity to acquire a characterful home in a sought-after West Sussex location, offering both immediate enjoyment and significant potential for future enhancement.

This is more than just a flat; it's a lifestyle choice, offering the perfect blend of coastal living, architectural charm, and the exciting prospect of creating your dream home. Early viewing is highly recommended to fully appreciate the potential and unique appeal of this remarkable property. Call us on 01273 661 577 for more information or to book to view.

Material Information

Tenure - Leasehold

Lease length - 138 Years as of 2025 expires 24 March 2163

Ground Rent - £0

Service Charge PA - £1,866.68

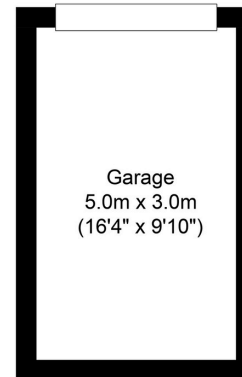
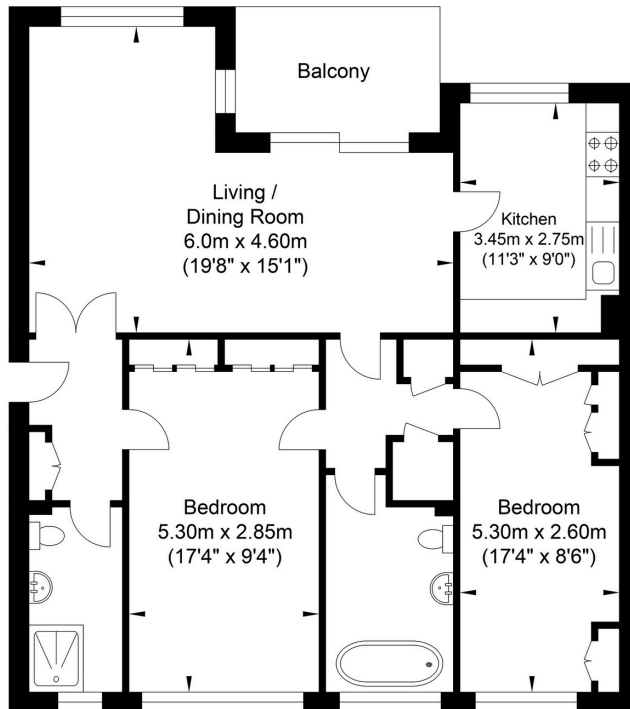
Council Tax Band - C

EPC - C73



Floorplan

Brighton Road, Lancing



Ground Floor
Approximate Floor Area
848.73 sq ft
(78.85 sq m)

Garage
Approximate Floor Area
161.45 sq ft
(15.0 sq m)

Approximate Gross Internal Area (Excluding Garage) = 78.85 sq m / 848.73 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note:

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your own property

